PRELIMINARY SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN OCTOBER 2002

YALE APARTMENTS

6565 SOUTH YALE AVENUE

BUILT: 1892-1893
ARCHITECT: JOHN T. LONG

Located in the Englewood community area on Chicago's South Side, the Yale Apartments is one of Chicago's most significant early apartment buildings. Rising seven stories in height, the building is a fine example of Romanesque Revival-style architecture paired with Classical-style details. It is an important "first-generation" residential highrise, a building type made possible through innovations in building structure and technology. Inside, the building's apartments are arranged around a rare enclosed atrium rising the height of the building to a glazed skylight. The Yale was designed by John T. Long, a significant architect in the development of South Side neighborhoods such as Englewood, Grand Boulevard, and Morgan Park.

REAL ESTATE DEVELOPMENT IN CHICAGO IN THE EARLY 1890S

The Yale Apartments were built in 1892-93 during a period of great growth for Chicago. The city was rapidly becoming the United States' second largest city and its most important Midwestern metropolis. Great increases in population, the more than doubling of Chicago's geographic area through large-scale annexations of surrounding towns, and advances in building technology all encouraged new building construction, including that of the Yale Apartments.

An important factor in Chicago's rapid growth during the 1880s and early 1890s was a large

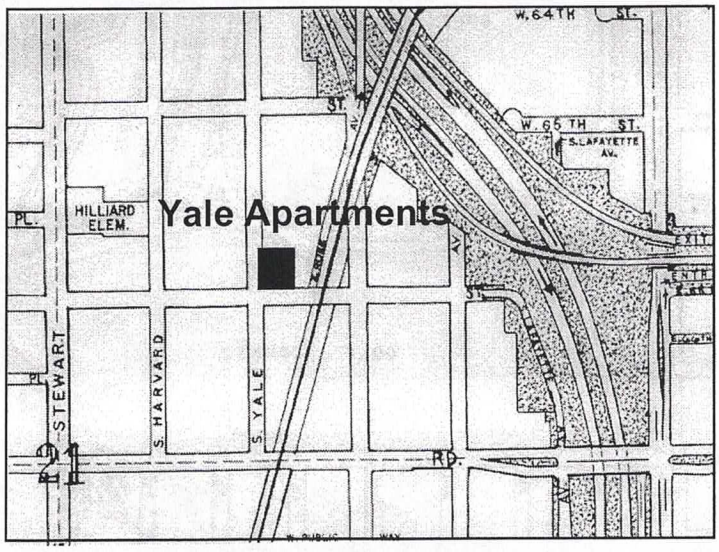
increase in immigration. The 1890 census showed that Chicago had become a city of more than one million people. This population increase had come largely through immigration, with more than one-third of the city's population being foreign-born. In addition, aggressive annexation of surrounding suburban townships in 1889 increased Chicago's population as well as its geographic size, as formerly independent townships such as Lake View, Hyde Park, Lake, and Jefferson were brought under city control. These suburban areas, linked to Chicago through railroads, had developed as low-density settlements of single-family houses and small commercial buildings. Annexation, followed by continuing improvements in public transportation, encouraged more densely-built real estate development in these outlying areas, including Englewood, the location of the Yale Apartments.

Although most real estate development in Chicago remained low in scale, averaging two to four stories in height, some developers took advantage of advances in building technology to create taller buildings. New structural techniques such as skeleton-frame construction combined with advances in elevator technology and other building services to make such buildings feasible. Although most such buildings were commercial in use and located in downtown Chicago, where land prices demanded a more intensive use of space, several early apartment and hotel buildings were built in fashionable neighborhoods close to Lake Michigan or along commuter railroad lines in the late 1880s and 1890s.

The South Side especially saw much new construction because of the impetus of the 1893 World's Columbian Exposition. Many property owners and real estate developers anticipated a real estate boom in neighborhoods near the fair site in Jackson Park, and a number of tall residential and hotel buildings were built in response. Most were built in the Hyde Park neighborhood immediately north of the fair grounds. The Yale Apartments is unusual in its location in the Englewood neighborhood, located west of the fair.

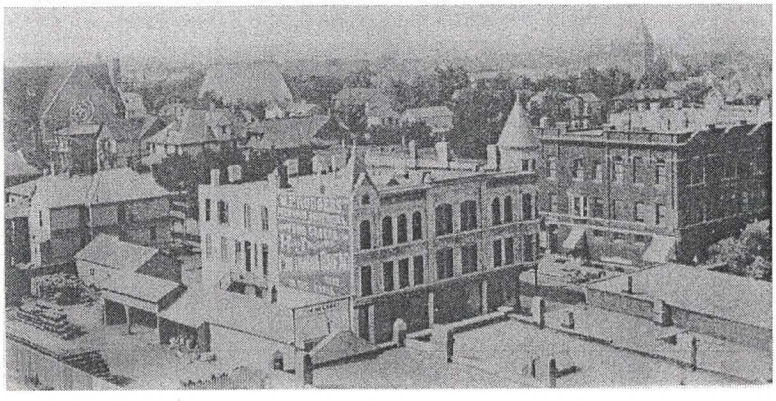
Englewood was developed as a "railroad suburb" located seven miles south of downtown Chicago. The early settlement developed in the 1850s after the construction of several railroads through the area. Because of railroad crossing regulations, trains were required to stop at the resulting junction of these lines, and Englewood developed first as a working-class community for railroad workers, later as a middle-class suburb for workers commuting to Chicago. The newly established town acquired an important public institution in 1868 when it became the site of the Cook County Normal School, a teacher's college and the forerunner to Chicago State University. Through the 1870s and 1880s, Englewood developed as a solidly middle-class suburban community of single-family houses, many set on large lots.

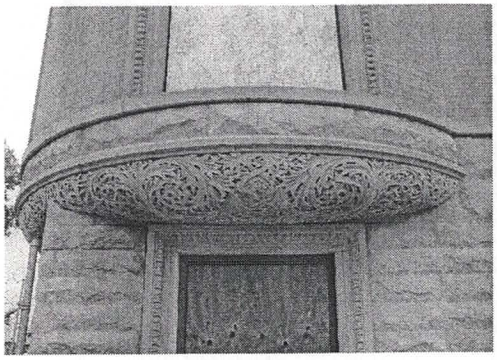
Annexation by Chicago occurred in 1889 and land prices rose in anticipation of new development. The empty lots upon which the Yale Apartments would be built in 1892 had sold in the early 1880s for $6,650. Edgar Condit, the developer of the Yale Apartments, bought them in 1892 for $21,000. A resident of Englewood, Condit worked in downtown Chicago as an insurance and real estate broker.

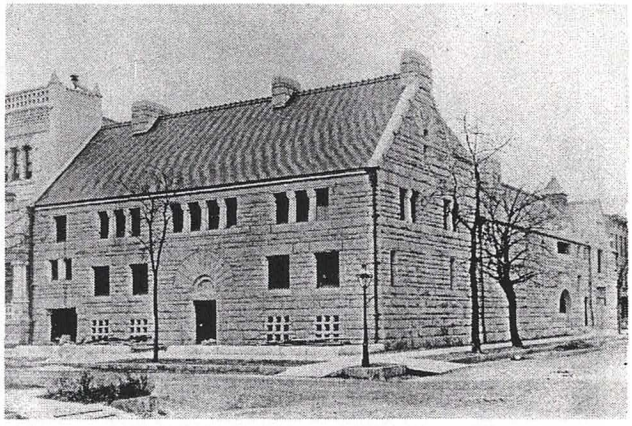


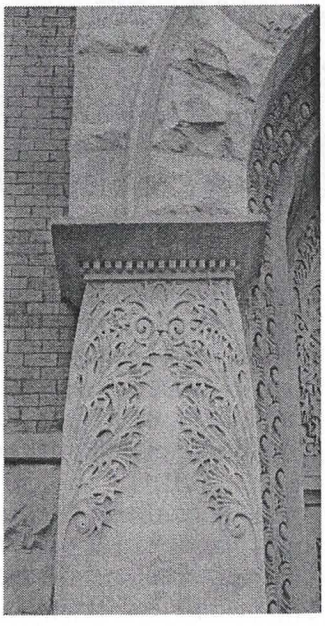
Above: The Yale Apartments is a seven-story apartment building built in 1892-93, (left) located on the northeast corner of S. Yale Ave. and W. 66th St. in the Englewood community area.

Bottom: A view of Englewood, looking southwest from W. 63rd St. and S. Yale Ave. in 1889. Englewood was established as a "railroad suburb," linked to Chicago by several railroad lines.



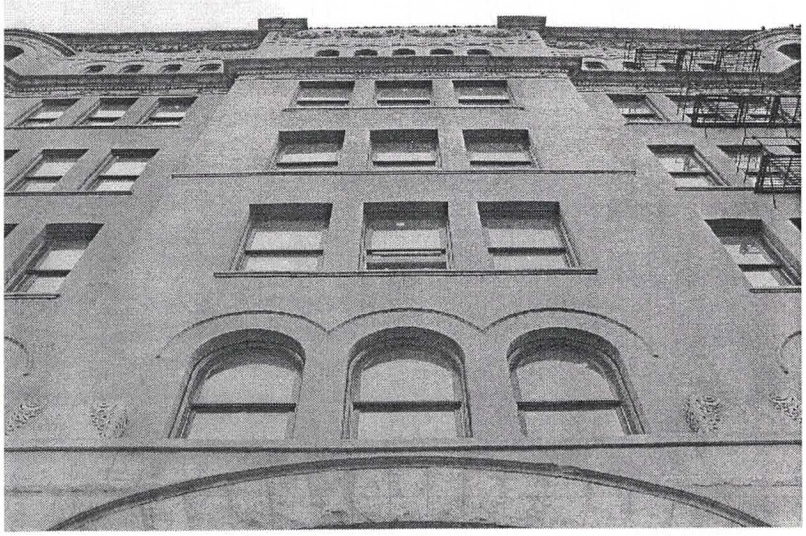






The Yale Apartments is a large-scale example of the Romanesque Revival style, popularized by the buildings of Henry H. Richardson, including the Glessner House at 1800 S. Prairie Ave. (top right).

Like most examples of the style, The Yale has massive-looking masonry walls, round-arched windows, a prominent round-arched front entrance, and foliate ornament based on that of 11th- and 12th-century medieval European churches.



The Design and Construction of the Yale Apartments

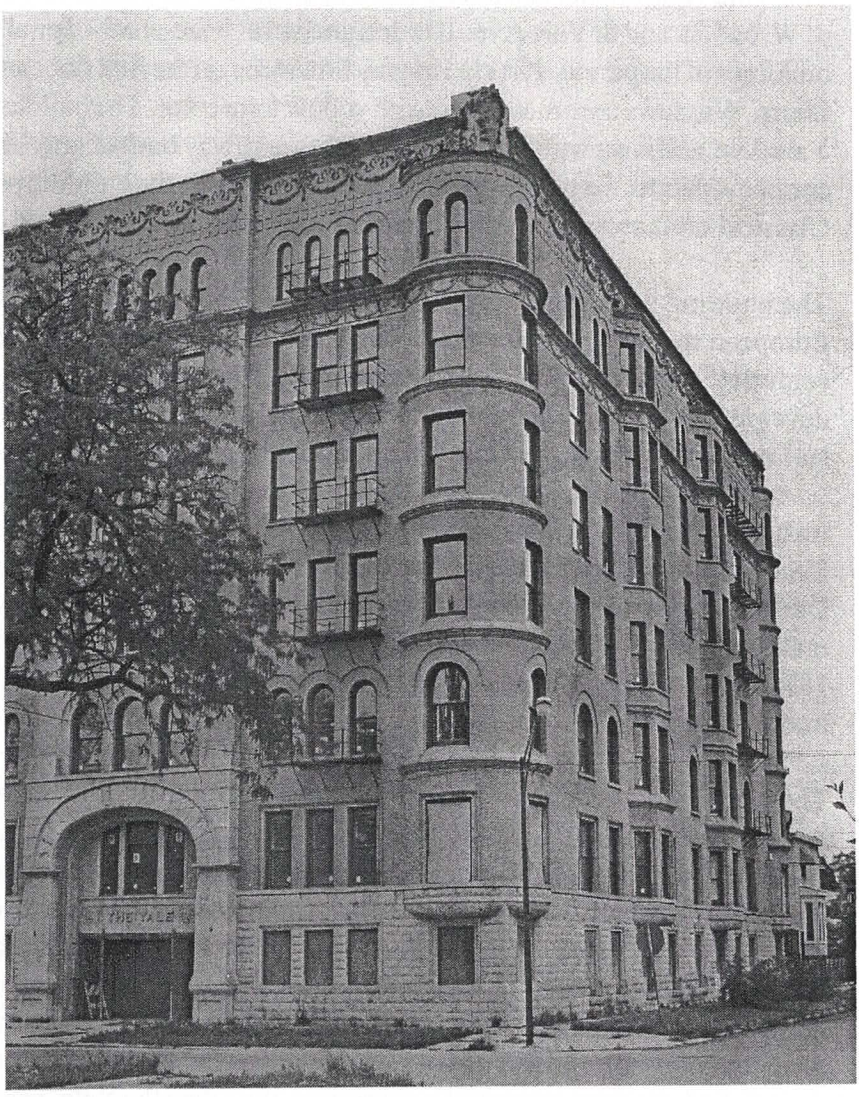
The Yale Apartments is a seven-story apartment building located on the northeast corner of W. 66th St. and S. Yale Ave. It is designed in a "base-shaft-capital" manner typical of tall buildings of the period. It is clad in gray limestone on the first floor and yellow brick on upper floors. Windows are ornamented with yellow terra cotta. The building's main entrance faces Yale Ave. and is set within a larger two-story archway built of gray limestone. A secondary cornice separates the top floor from those below, while the building parapet is ornamented with Classical-style swags. Both the cornice and parapet are constructed of yellow terra cotta.

The building is designed in the Romanesque Revival style. The style is derived from European medieval architecture, primarily churches, built in the eleventh and twelfth centuries. Henry H. Richardson, a prominent American architect of the 1870s and 1880s, developed a personal architectural style that utilized the visual characteristics of the earlier medieval style in a simplified, strongly geometric manner. Richardson designed several prominent buildings in Chicago in the new style in the early- to mid-1880s, including the John J. Glessner House at 1800 S. Prairie Ave. (designated a Chicago Landmark) and the Marshall Field Wholesale Store at Adams and Wells (demolished). Due to the popularity and prestige of these and other buildings by Richardson, the Romanesque Revival became a popular style in Chicago during the late 1880s and early 1890s for a wide variety of building types, including commercial, residential, and institutional buildings.

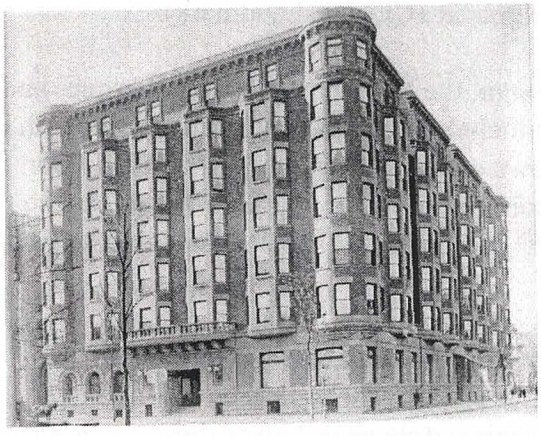
The Yale Apartments utilizes the Romanesque Revival style in its overall strong massing and geometric forms, including both rounded and three-sided bays. The building's exterior, with its smooth brick upper walls and undulating bays, is typical of many apartment and hotel buildings built in Chicago in the late 1880s and early 1890s. Some of the more noteworthy include the Hyde Park Hotel (1887-88; southwest corner of Hyde Park Blvd. and Lake Park Ave., demolished), the Metropole Hotel (1891, northeast corner of Michigan Ave. and 23rd St., demolished), and the Plaza Hotel (1892, southeast corner of Clark St. and North Ave., demolished). Most of these "first-generation" tall residential and hotel buildings have been demolished; the most noteworthy exception, other than the Yale Apartments, is the Brewster Apartments (1893, 2800 N. Pine Grove Ave., designated a Chicago Landmark).

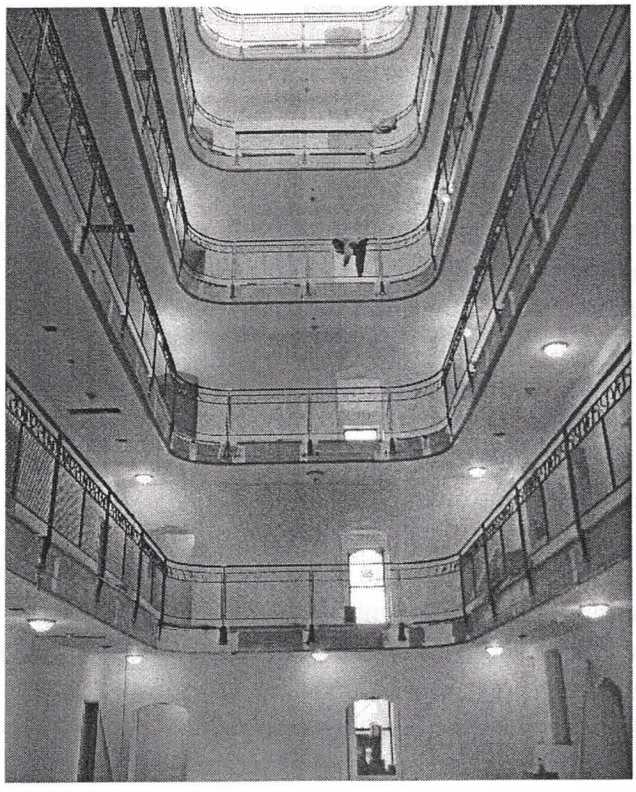
Along with its overall Romanesque Revival design, the Yale has both Romanesque- and Classical-style ornament. Romanesque details include the building entrance arch, with its foliate ornamentation, and round-arched windows on the building's third and top floor. Classical-style swags decorate the secondary cornice below the top floor as well as the building parapet. Classical-style "egg-and-dart" moldings also outline first- and second-floor windows.

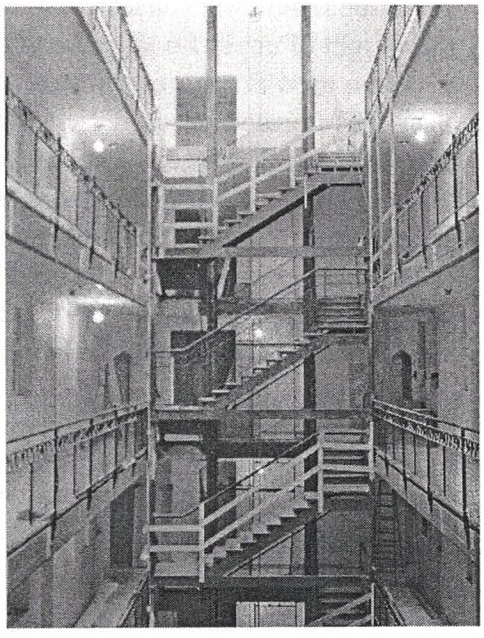
The interior of the Yale Apartments is dominated by an atrium that rises six stories from the second floor to a glass rooftop skylight. Around the 25- x 82-foot space are rings of open galleries, off of which open apartments. An open stair and elevator shaft on the western end of

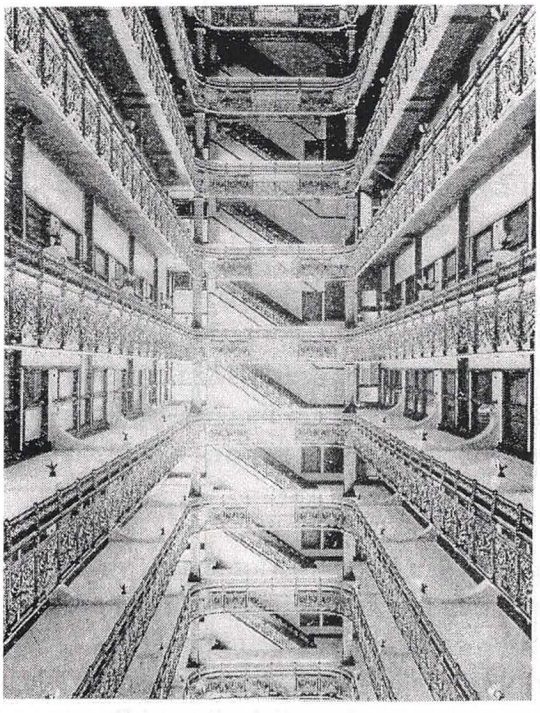


Right: The Yale Apartments is an excellent example of a "first-generation" high-rise apartment building built in Chicago in the late 19th century. Its smooth brick walls and undulating bays are similar to those used for other apartment and hotel buildings of the period, including the Metropole Hotel (bottom left), built in 1891, and the Plaza Hotel (bottom right) from 1892, both demolished.









Top left and right: The Yale Apartments' rare interior atrium rises six stories high and is ringed by open galleries, off of which open apartments. Above left: Never very common, most Chicago buildings with such multi-story enclosed interior light courts have been demolished, including the Chamber of Commerce Building (1888). Above right: Tthe Brewster Apartments (1893, designated a Chicago Landmark) retains a similar interior atrium.

the light court provide access to the galleries and apartments.

The Yale Apartments exemplifies the larger building scale that skeleton-frame construction and other improvements in building technology allowed in the mid-1880s and 1890s. Traditional building construction required exterior walls to be load-bearing, supporting the weight of upper floors and carrying that load to foundations. Skeleton-frame construction used first iron, then steel to support and distribute the building's weight through a regularly spaced series of piers throughout the building. This freed outer walls from their load-bearing requirements, allowed larger windows that brought improved light and air to interiors, and led eventually to glass curtain walls that are common today in skyscraper construction. The Home Insurance Company, designed in 1884-85 by William LeBaron Jenney, was the first building to have a skeleton-frame structure, rather than load-bearing walls, that supported the building. Within several years, all tall buildings utilized such construction, including the Yale Apartments.

Other innovations in building technology also contributed to taller high-rise construction. Improvements in elevator design, including the development of electric-powered elevators in the late 1880s, made upper-floor offices more desirable. Improved water delivery and sanitation systems made essential services practical for skyscrapers. These innovative building technologies, coupled with rising land values, began to radically change the scale of Chicago building, both in Chicago's Loop and outlying fashionable residential neighborhoods.

What distinguishes the Yale Apartments from most skyscrapers of its era is its interior atrium, an unusual surviving variation on the more typical "light court." Many commercial buildings of the 1880s and 1890s were built around interior light wells that provided enhanced light and air circulation for interior offices and were seen as promoting good health. Typically, a light court rose above a building's first two or three floors, which served as a "podium" for the building's upper floors, which would then wrap around the light court in a U- or O-configuration. Sometimes the light court had a glass skylight at its base providing light to the building lobby, but leaving the court itself as an exterior space open to fresh air. Typical of this kind of plan are the Rookery (1885-88; 209 S. LaSalle St., designated a Chicago Landmark) and the Railway Exchange (also known as the Santa Fe) Building (1904, 224 S. Michigan Ave., included in the Historic Michigan Boulevard Chicago Landmark District).

The Yale is rare in that its light court is a completely enclosed interior space, ringed with open galleries and topped by a rooftop glass-and-metal skylight. Several commercial buildings of the 1880s and 1890s were built with such atria. The best known in Chicago were the Chamber of Commerce Building, built in 1888 by architects Baumann & Huehl on the southeast corner of LaSalle and Washington Streets (demolished), and Burnham & Root's 1893 Masonic Temple, located at the northeast corner of State and Randolph (also demolished). In addition, a few Chicago residential buildings such as the Mecca Apartments, located at the northwest corner of State and 34th St. (1891, Burnham & Edbrooke, demolished) and the Brewster Apartments also were built with interior atria around which

opened apartments.

Architect John T. Long

John T. Long (1849- ?), the designer of the Yale Apartments, is a significant architect in the development of several South Side Chicago neighborhoods. Born in Ohio, Long began practicing architecture in Chicago in the mid-1870s. He worked for several prominent Chicago architects, including Adler & Sullivan and William W. Boyington, before opening his own office. He designed the Romanesque Revival-style Metropolitan Community Church (formerly the 41st Street Presbyterian Church) at 4100 S. King Dr. in 1891. The same year, Long also designed the Chicago, Rock Island and Pacific railroad station at W. 111th St. in the Morgan Park neighborhood (designated a Chicago Landmark as part of the Beverly-Morgan Park Railroad Stations District). In addition, the finely-detailed Colonial Revival-style house at 10200 S. Longwood Dr. in Beverly, built in the early 1890s for Horace Horton, has been attributed to Long.

Along with the Yale Apartments, much of Long's work was in Englewood, where he designed a number of buildings in the growing community. Besides houses, he designed several prominent churches and schools in the community, including the First Presbyterian Church of Englewood (64th and Yale, demolished), the Covenant Baptist Church, the Shurtliff School (71st St. and Yale) and the Harvard Club (63rd St. and Harvard, demolished).

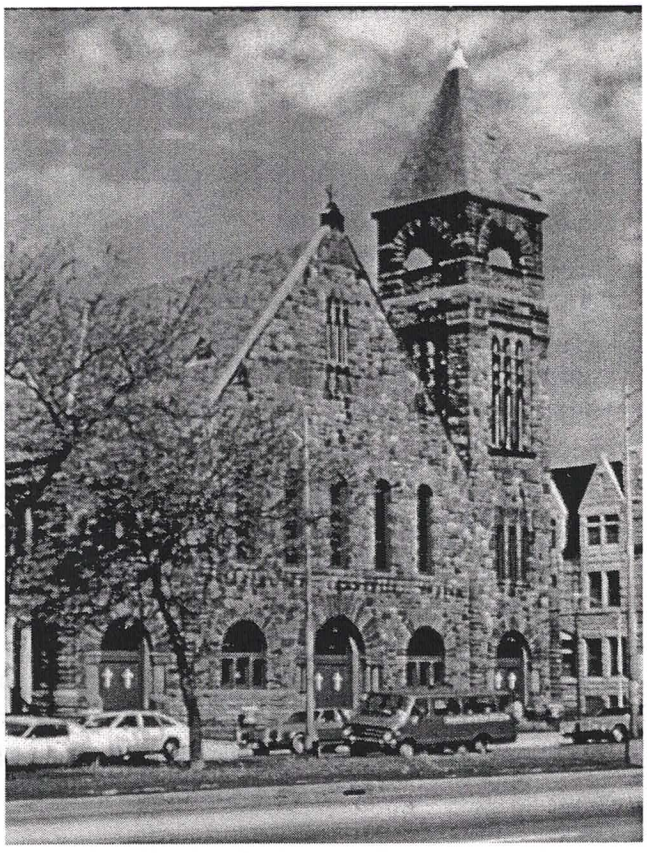
Later History

Edgar Condit owned the Yale Apartments until 1901, when he sold the building to the American Board of Commissioners for Foreign Missions, which kept the building for its rental income until the 1940s. After a period of neglect, the Yale is currently being converted into senior apartments.

The Yale Apartments has been recognized for its architectural quality over time. It was identified as significant in the Chicago Historic Resources Survey and has been individually listed on the National Register of Historic Places.

Criteria for Designation

According to the Municipal Code of Chicago (Sect. 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.



John T. Long was a significant architect in the development of Chicago's South Side. Among the buildings he designed are (right) the Metropolitan Community Church (1891, 4100 S. King Dr.) and (below) the 111th Street Metra Railroad Station in the Morgan Park neighborhood (1891).

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Yale Apartments be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City s History

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois or the United States.

- The Yale Apartments epitomize the great growth in real estate development in Chicago in the early 1890s as population growth and annexation of suburban towns and villages, including Englewood, encouraged more intensive and dense building construction in Chicago neighborhoods.

- The Yale Apartments is significant as a large, finely crafted high-rise apartment building built in response to the 1893 World's Columbian Exposition and resulting real estate development in nearby neighborhoods such as Englewood.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- The Yale Apartments is a fine example of early tall building design, made possible by advances in building technology such as skeleton-frame construction and elevator design.

- The building is a significant example of Romanesque Revival-style architecture, popularized by the works of architect Henry H. Richardson and an important architectural style in Chicago during the 1880s and early 1890s.

- The building exhibits excellent craftsmanship in both materials and detailing, utilizing limestone, yellow brick and terra cotta to create both Romanesque- and Classical-style ornament.

- The Yale Apartments possesses a rare early interior atrium, ringed with galleries and topped by a glass-and-metal skylight.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- The Yale Apartments is the work of John T. Long, an architect significant in the development of Chicago's South Side.

- Long designed, among other buildings, the Metropolitan Community Church at 4100 S. King Dr. and the Chicago, Rock Island and Pacific railroad station at W. 111th St. in the Morgan Park neighborhood (designated a Chicago Landmark as part of the Beverly-Morgan Park Railroad Stations District).

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.

The Yale Apartments possesses excellent physical integrity, displaying through its siting, scale and overall design its historic relationship to the surrounding Englewood neighborhood. It retains its historic overall exterior form, materials and detailing, including limestone and terra-cotta ornament. New windows are visually compatible with the historic character of the building.

The Yale Apartments also retains its unusual interior atrium. Although details of the atrium have been changed over time, including the installation of new metal railings, the atrium retains its overall historic sense of space and volume and remains an impressive feature of the building.

Significant Historical and Architectural Features

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Yale Apartments, the Commission staff recommends that the significant features be identified as:

- all exterior elevations, including rooflines, of the building; and
- the interior atrium and lobby.

Selected Bibliography

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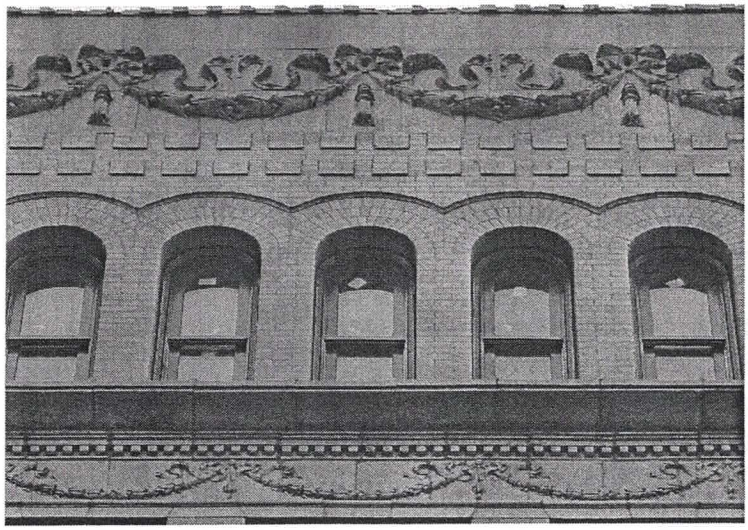
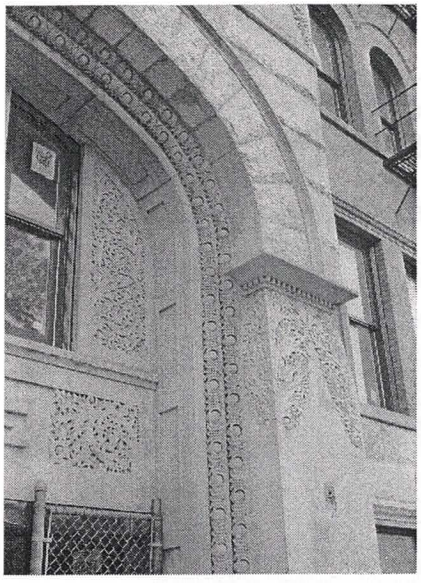
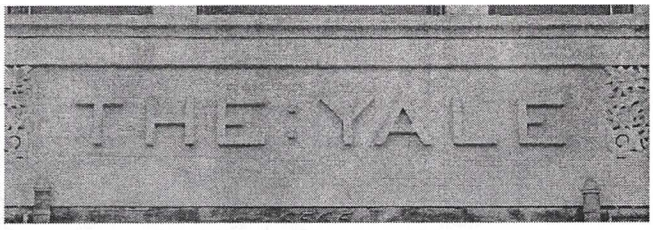
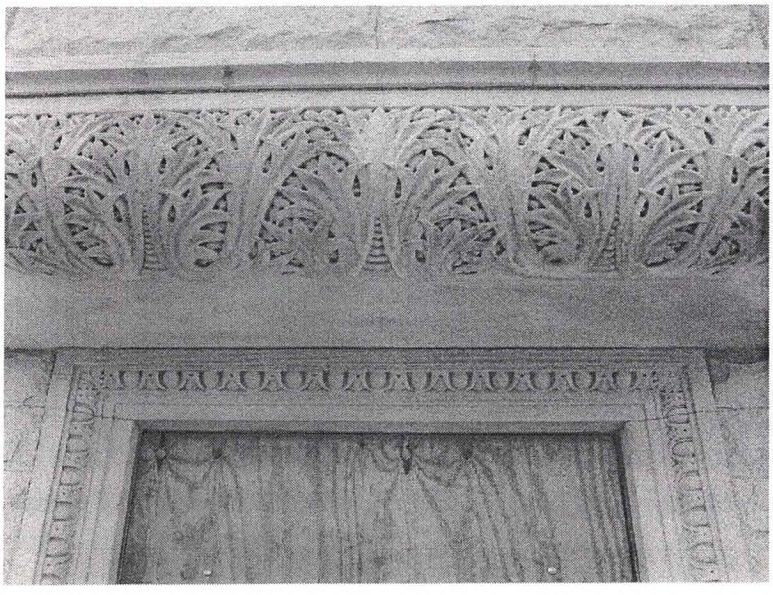






The Yale Apartments has fine craftsmanship and use of materials, including gray limestone, yellow brick, and yellow terra cotta. Top: The building's parapet and secondary cornice are detailed with Classical-style swags. Left: The two-story entrance arch is ornamented with Romanesque-style foliate ornament. Above: The building's name is carved above the front entrance. Bottom: The underside of the building's projecting bays are lavishly carved with foliate ornament while the first-floor windows are outlined with Classical-style "egg-and-dart" moldings.



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Individual units in the Yale Apartments open onto the atrium, which is topped by a glass-and-metal skylight.

ACKNOWLEDGMENTS

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Department of Planning and Development, Landmarks Division: pp. 3 (top), 4 (top left, middle left and right, bottom), 6 (top), 7 (top left and right), 10 (top), 13, 14.
From Mayer and Wade: p. 3 (bottom).
From Larson: p. 4 (top right).
From Condit: p. 6 (bottom left and right).
From Bluestone, *Constructing Chicago*: p. 7 (bottom left).
Bob Thall, for the Commission on Chicago Landmarks: pp. 7 (bottom right), 10 (bottom).

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. It is responsible for recommending to the City Council that individual buildings, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, 33 N. LaSalle St., Room 1600, Chicago, IL 60602; (312-744-3200) phone; (312-744-2958) TTY; (312-744-9140) fax; web site, http://www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation proceedings. Only language contained within the City Council's final landmark designation ordinance should be regarded as final.